

Change of use of first and second floor from offices (Use Class B1) to 2 no.
residential apartments

17 Shudehill, Manchester, M4 2AF

Supporting Planning Statement

Prepared by:

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1. Introduction

- 1.0. This application seeks permission to convert the upper floors of the above referenced property from Offices to two residential apartments.
- 1.1. The site is within Manchester City Centre and has good public transport links by virtue of this location. The site is within easy walking distance to all necessary services and amenities.
- 1.2. By virtue of its location, an Article 4 direction has been issued by the Council to prevent the permitted development of conversion from Office to Residential. Hence, this full application is made.
- 1.3. The building subject of the development is historically a retail unit to the ground floor with Offices above. The first and second floor have been vacant for 4 years. This site has had a chequered past, and this use will ensure that the building has a long term beneficial use in what is a revitalised part of the city.
- 1.4. This application is therefore made to give the vacant building a use, whilst also providing housing in the city centre.

2. Proposal

- 2.0. The proposal therefore, is to change the use of the upper floors as shown on the associated plans. No external changes are proposed as part of the proposals.
- 2.1. The residential units proposed provide two apartments on the first and second floor respectively.
- 2.2. The site's sustainable location, as well as the nature of the development is not going to give rise to the need for parking spaces, therefore none are proposed.
- 2.3. There are no external changes proposed as part of the development.
- 2.4. The residential development is compatible with the retail use on the ground floor and the surrounding uses nearby. There are already several apartments/flats on Shudehill, and this development will be no different from those.

3. Policy Context

- 3.0. The National planning policy sets out a presumption in favour of sustainable development, which confirms that development that accords with relevant policies in an up-to-date development plan should be granted planning

permission without delay. The Framework also encourages the efficient use of land, including development on brownfield sites.

- 3.1. The site is located within the Regional and City Centre boundaries where housing is identified as being acceptable and the CS encourages accommodation of a high standard which offers accommodation to suit a range of occupants.
- 3.2. Other policies in the Core Strategy and Framework encourage development on previously developed land and development in locations that are accessible by a wide range of sustainable modes of transport.
- 3.3. All developments are to accord with national and local design standards and development management policies. Design considerations must preserve or, where possible, enhance the historic environment, character and setting of heritage assets.
- 3.4. As mentioned above, the site is located within the Regional Centre and City Centre of Manchester where there is a focus on the provision of high-quality city living and where accommodation of a high standard is encouraged (Policies SP1, CC3 and H1 of the Core Strategy). Therefore, the principal of residential development within this area is supported by these aforementioned local policies.
- 3.5. The NPPF gives substantial weight to the value of using suitable brownfield land, as does the Core Strategy which confirms that brownfield sites are the priority for new development, with at least 90% of new houses are required to be built on such sites. Although the proposed development is not strictly a new dwelling on a brownfield site, it is a residential development in what is currently a derelict building. It is now evident that there is permanent move away from office working, and the need for smaller scale inner city offices is dwindling, whilst the need for inner city living is always present.
- 3.6. The site is located within the Regional Centre and City Centre of Manchester where there is a focus on the provision of high-quality city living and where accommodation of a high standard is encouraged (Policies SP1, CC3 and H1 of the Core Strategy).
- 3.7. Furthermore, the Core Strategy confirms that within the City Centre accommodation that suits a range of occupants will be encouraged (Policy H1).
- 3.8. The proposed new residential development complies with these policies which give substantial weight to development on previously developed land and encourage new residential development within the Regional and City Centre. The proposal is therefore acceptable in this regard.

- 3.9. As stated previously, there are no external changes proposed, therefore in terms of design, the proposals are compliant with Policy, as no design changes are proposed.
- 3.10. The proposals also comply with the Residential Space Standards outlined in the Residential Design Guide SPD. Furthermore, in accordance with policy DM1 of the Core Strategy, the proposals would not result in an unacceptable impact on the amenity of occupiers of the surrounding residential dwellings and the proposals would provide future occupiers with an adequate level of light and outlook.
- 3.11. In terms of highways and parking, the proposals will not give rise to any transport impacts over and above the permitted office use, in fact residential developments have considerably less of an impact in highways terms. The nature of the proposed units, as well as the site's location means that parking provision is not considered necessary, in accordance with the Core Strategy.
- 3.12. In terms of noise, a noise survey submitted with a similar application for this site has been provided with this application. This assessment deemed the residential use in this location was acceptable.

4. Conclusion

- 4.0. For the reasons set out within this statement, it is therefore respectfully requested that planning permission be granted.